

Send Tax Notice to

Frances D. Scoggins
470 Pilgreen Drive
Calera, AL 35040

This instrument was prepared by

(Name) WALLACE, ELLIS, TOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00), and other good and valuable consideration, to the undersigned grantors, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

**Tabitha S. Broadhead and husband, Gary Wayne Broadhead; and
Tina Michelle Scoggins Broussard, a married woman**

(herein referred to as grantors), do grant, bargain, sell and convey unto

Frances D. Scoggins,

(herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

A tract or parcel of land described as commencing at the Northeast corner at an iron stob of the lot formerly known as the T. G. Sanders lot and running North 50 feet to the point of beginning of the lot herein conveyed, which point is situated on the West margin of a road running Northerly from State Highway #25; thence Northerly along the West margin of said road 50 feet to an iron stake; thence Westerly 202 feet to an iron stake; thence Southerly 50 feet to an iron stake; thence Easterly 202 feet to an iron stake to point of beginning, and being a part of the East one-half of Fractional SE 1/4 of Section 20, Township 22, Range 2 West, and upon which lot is situated a four-room frame dwelling, and which is the same property conveyed to C. H. Trucks, by R. L. Merrell and wife, Willard Merrell, by warranty deed on June 24, 1952, recorded in Deed Book 155, page 483 and the same property conveyed to Cecil Lee Scoggins by Murray C. Scoggins on December 17, 1979, recorded in Deed Book 324, page 214, in the Probate Office of Shelby County, Alabama.

Part of the East half of the SE 1/4 of Section 20, Township 22, Range 2 West, more particularly described as follows: Commence at an iron stob at the NE corner of the lot formerly known as the T. G. Sanders lot and running thence North along the West margin of a public road 100 feet to the point of beginning of the lot herein conveyed, which said point is also the Northeast corner of the C. R. Trucks lot; thence continue Northerly along the West margin of said road 80 feet; thence Westerly and parallel with the North boundary of said C. R. Trucks lot 202 feet; thence Southerly 80 feet to the Northwest corner of said C. R. Trucks lot; thence Easterly along the North boundary of said C. R. Trucks lot 202 feet, more or less, to the point of beginning, being situated in Shelby County, Alabama.

The above described property constitutes no part of the homestead of Tina Michelle Scoggins Broussard, or her spouse

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23 day of June, 2000

Tabitha S. Broadhead
Tabitha S. Broadhead

Gary Wayne Broadhead
Gary Wayne Broadhead

Tina Michelle Scoggins Broussard
Tina Michelle Scoggins Broussard

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tabitha S. Broadhead and husband, Gary Wayne Broadhead, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of June, 2000

Lance Prosser
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tina Michelle Scoggins Broussard, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of June, 2000

Lance Prosser
Notary Public

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